

The

WALLINGFORD

Neighborhood Plan

Vision statement

We envision Wallingford as a community

- Where neighbors are encouraged to know one another, to celebrate together, and to join in making decisions about the future of the community
- Where people value the safety and education of children, and welcome residents of all ages, incomes and cultures,
- Where people can work and shop at a variety of local businesses, and where those businesses can thrive
- Where people feel safe and comfortable walking, riding a bicycle, using public transportation, . driving a vehicle, and where streets are pleasant public places
- Where citizens practice responsible stewardship of the architectural, cultural, and natural environment, so that everyone may enjoy the green spaces, intimate scale, and historic character of the neighborhood.



Table of Contents

CHAPTER 1	4
OVERVIEW OF THE PLAN	4
<i>Destination: Wallingford</i>	4
CHAPTER II	7
WALLINGFORD PLANNING HISTORY	7
<i>Partial Listing of Major Outreach Tools</i>	11
CHAPTER III	14
KEY PROJECTS FOR WALLINGFORD	14
I. <i>Revitalize and Enhance the 45th Street Business District</i>	14
II. <i>Build the Sense and Value of the Community</i>	15
III. <i>Calm Traffic and Enhance the Pedestrian Environment</i>	16
CHAPTER IV	18
THE WALLINGFORD URBAN VILLAGE	18
<i>Urban Village Goals and Policies</i>	20
CHAPTER V	27
HOUSING	27
<i>Planning Background</i>	27
<i>Housing Strategy</i>	29
<i>Complete Housing Goals and Policies:</i>	30
<i>Proposal HS #1: Accessory Dwelling Unit Assistance Program</i>	34
CHAPTER VI	36
TRANSPORTATION	36
<i>"Bringing the Neighborhood Together"</i>	36
<i>Primary Transportation Goals</i>	37
<i>Strategic Approach: "The 3-Lane Solution"</i>	37
<i>Summary of High Priority Recommendations</i>	37
<i>Complete Transportation Goals, Policies and Strategies</i>	38
CHAPTER VII	55
BUSINESS HEALTH	55
<i>Complete Business Goals and Policies</i>	56
<i>Strategies for Business Health: A Business Action Plan</i>	58
CHAPTER VIII	61
COMMUNITY BUILDING: WEAVING WALLINGFORD	61
COMMUNITY BUILDING GOALS AND STRATEGIES	63
CHALLENGES: POLITICAL AND PRACTICAL ISSUES	64
CBI.0 PROPOSAL	65
CHAPTER IX	72
HUMAN SERVICES	72
<i>Wallingford Human Services Siting Process: Preliminary Proposal</i>	76

CHAPTER X	78
CAPITAL INVESTMENTS	78
Overview	78
GROUP 1	81
GROUP 2	86
GROUP 3	87
GROUP 4	89
GROUP 5	90
GROUP 6	91
SPECIAL OPPORTUNITIES: WALLINGFORD SCHOOLS, WALLINGFORD PLAYFIELD, AND HISTORIC BUILDINGS	93
Part 1. Wallingford Schools and Wallingford Playground	93
Additional Recommendations	96
Part 2. Historic Buildings	97
CHAPTER XII	99
NEXT STEPS: POINTING TO THE FUTURE	99
Getting It Done: A List of Ongoing Projects of Weaving Wallingfor	100

Table of Figures

Figure II-1: The City of Seattle Neighborhood Planning Process	7
Figure III-1: Bird's eye view of N. 45" & Wallingford Ave. "place-making" proposa	14
Figure IV-1: Wallingford Urban Village Boundary as initially proposed in the Comprehensive Plan	18
Figure IV-2: Recommended Urban Village Boundary	19
Figure IV-3: Current Zoning along N. 45 th Street	21
Figure IV-4: Current Zoning, South Wallingford	22
Figure IV-5	23
Figure IV-6: Design Review helps new projects fit into the neighborhood	24
Figure V-1: A classic Wallingford bungalow	27
Figure V-2: Housing over retail is a preferred housing style in the City's comprehensive plan	28
Figure V-3: Mixed single- and multi-family housing along N. 34th	29
Figure V-4: Amix of housing styles	30
Figure V-5: Attractive three-story multi. family housing	31
Figure v-6: This accessory dwelling unit fits into the neigh-borhood and creates affordable housing at the same time	35
Figure VI-1: N. 45 th Street traffic crossroads brings together N. 4 th St., Stone Way, and Aurora Iravelers	36
Figure VI-2: A typical three lane configuration	37
Figure VI-3: Recommended 50 th Street Corridor Improvements	41
Figure VI-4: 45 th Street & Wallingford Ave. N Conceptual Plan	44
Figure VI-5: Some traffic calming techniques	49
Figure VII-1: Wallingford Place-making proposal	55
Figure VII-2: Parking supply on N. 45th Street	56
Figure VII-3: Shopping district	56
Figure VII-4: Honey Bear Bakery at Meridian & N. 56th	57
Figure X-1: Map of proposed capital facilities items	80
Figure X-2: The "Wallingford Steps" concept drawn by Vince Lyons	83

Chapter I

Overview of the Plan

Destination: Wallingford

We envision Wallingford as a community that steadily continues to get better, without losing the best of what we have. This neighborhood plan represents aspirations for our future that will, as they are realized, sustain our community even as it grows and matures. WEaving Wallingford, one of the key concepts to arise from this plan, will provide new and better means of communicating and sharing resources, and will help the community to act strategically to meet our needs, fulfill our dreams, and celebrate our successes. Through this effort, we look forward to a community better able to join together, as informed citizens and as volunteers, to make decisions and to make good things happen, WEaving Wallingford will strengthen the community organizations that make Wallingford work, and help keep the goals of this Plan in sight over time.



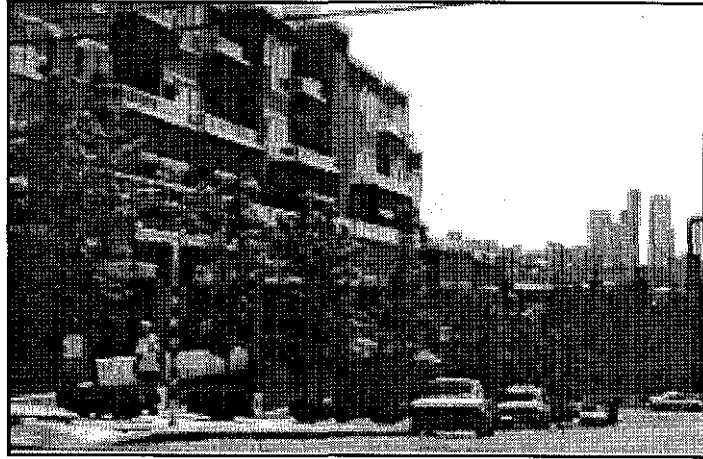
Wallingford's educational facilities and programs will be preserved and improved through increased community activism on behalf of excellent schools and better community dialogue with the Seattle School District. Public school facilities will be even greater community assets than they are now, with more community-wide use for recreation and continuing education, and appropriate public investment in their upkeep and improvement. Our library will have a permanent home, with room to grow into an

important center of community activity. The safety of children and people of all ages will be enhanced by pedestrian improvements, measures to reduce traffic problems on our narrow neighborhood streets, and a more extensive Block Watch network. Children will have opportunities to learn about civic involvement through community activities and information on the Web, and will join with adults in making decisions about our community's future.

People of various backgrounds will increasingly find Wallingford a welcoming and supportive community, aided by neighbors who reach out, and community activities that celebrate our diverse heritage.

Wallingford will experiment with modest means of encouraging the diversity we value, such as helping elderly people stay in their homes by facilitating creation of Accessory Dwelling Units. Volunteers and human service organizations will join together to assist those in need, and neighbors will be better informed of where to find help when it is needed.

While the cost of living in Wallingford will likely rise, Wallingford will continue to provide a wide range of housing opportunities for all stages in life, with services located close to home and affordable and convenient transportation alternatives available to everyone. By keeping zoning as it currently stands, we can ensure the stability that the community needs to cope with the growth already allowed by our zoning. By developing design guidelines for key areas of our neighborhood, such as along several



parts of N 45th St. and along Stone Way north of 40th St., we can ensure that the quality of life for those who live in Wallingford will not be lost as residential and commercial property develops. Information about our neighborhood's natural, architectural, and cultural history will be embodied in these guidelines and will also help guide the overall stewardship of our environment, from landmarks like the public schools and the Good Shepherd Center to the tiniest bungalows, from Lake Union, Gas Works Park, the playfields and playgrounds, to our street trees and backyards. We will celebrate our best green spaces and architecture in community-wide events that reward the many people who maintain and create them.

We envision a community that finds most of the goods and services we need close to home in thriving commercial areas (such as along 45th St. and Stone Way) with many locally owned businesses. Shared parking resources, improved business district marketing, and increased patronage by neighborhood residents will help ensure the well-being of our business community. The needs of the growing number of home-based businesses will be met by new services and facilities in the commercial area, and their presence will strengthen the business community in Wallingford, at the same time as it reduces the need for travel outside the neighborhood for employment. Pedestrian and traffic improvements and place-making design elements will reinforce the small-town character of our business district while facilitating smooth movement of people to and through the area.

Transportation alternatives, including walking, bicycling, busing, and driving, will be made easier and safer with improvements to arterials and neighborhood access streets. Especially on side streets that have become regular shortcuts or have wide roadways that encourage higher speeds than are safe for residential areas, traffic calming devices will help control both speed and volume without reducing mobility. Arterials will be made more efficient for transit, pedestrians, and adjoining businesses without reducing capacity or restricting the movement of goods. We will develop sensible street plans for each major corridor that are tailored to the areas they serve. Changes in commercial street configurations will be developed and implemented only with approval and endorsement the majority of businesses on those streets. The streets of Wallingford, already famous for their views of Lake Union and downtown, will become the new living room of our community, uniting rather than dividing neighbors, and will continue to accumulate the richness and variety that makes a walk in Wallingford a destination in itself. Just imagine.

**Team Wallingford
Neighborhood Plan
Residential Urban
Village Strategy**

- KEY INTERSECTION IMPROVEMENTS
- "GREEN STREETS" STREETSCAPE/TRAFFIC IMPROVEMENTS
- COMMERCIALLY ZONED
- SINGLE FAMILY ZONED WITHIN URBAN VILLAGE
- MULTI FAMILY RESIDENTIAL
- INDUSTRIAL ZONE
- URBAN VILLAGE BOUNDARY
- * KEY COMMUNITY FACILITIES OR FOCUS
- REDEVELOPMENT OPPORTUNITY

